

EXECUTIVE SUMMARY

• 1313 South Washington Avenue Titusville, FL 32780



OFFERING SUMMARY

Available SF: 500 SF

Lease Rate: \$16.00 SF/yr (MG)

Building Size: 3,456 SF

PROPERTY OVERVIEW

Two (2) 500 sf spaces for Lease
One (1) space Executive office with reception area, two (2) private offices and one (1) restroom
One (1) space Former Studio with one (1) restroom.

LOCATION OVERVIEW

.5 Miles North of the New Titus Land
Just South of Downtown Titusville

CHARLES DUVALL

Office Sales & Leasing
321.722.0707 X19
charles@teamlbr.com

Lightle Beckner Robison, Inc.

321.722.0707 • teamlbr.com
70 W. Hibiscus Blvd.,
Melbourne, FL 32901

Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change and not warranted. Always confirm current requirements with local governing agencies.

AVAILABLE SPACES

• 1313 South Washington Avenue Titusville, FL 32780

Lease Rate: \$16.00 SF/YR (MG) **Total Space:** 500 SF
Lease Type: MG **Lease Term:**

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
Unit A	Office Building	\$16.00 SF/YR	Modified Gross	500 SF	Negotiable	Executive Office space with reception area, two (2) private offices and one (1) restroom.
Unit F	Office Building	\$16.00 SF/YR	Modified Gross	500 SF	Negotiable	Former Studio. Wide open space with one (1) restroom.

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ADDITIONAL PHOTOS

• 1313 South Washington Avenue Titusville, FL 32780



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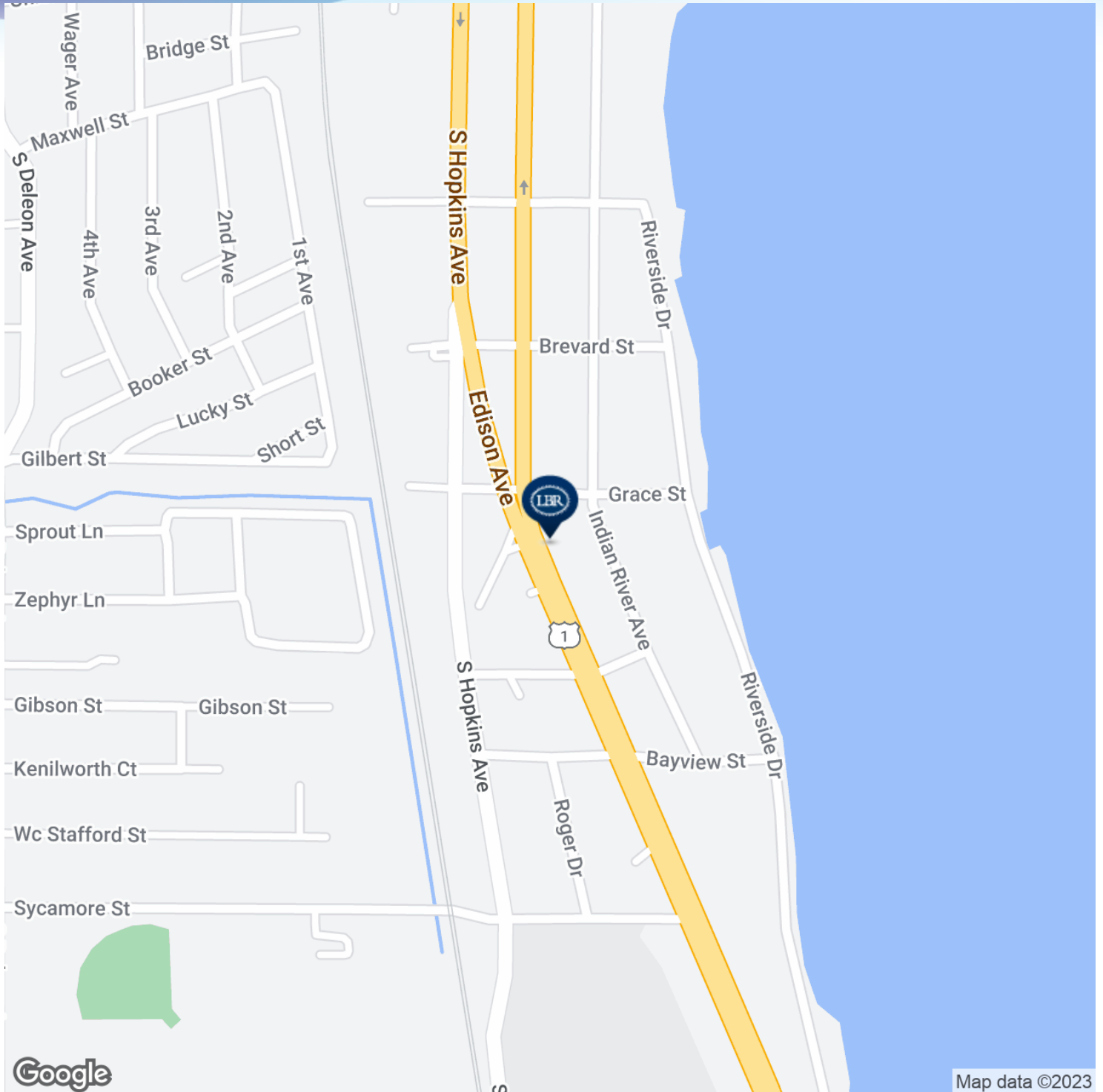
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LOCATION MAP

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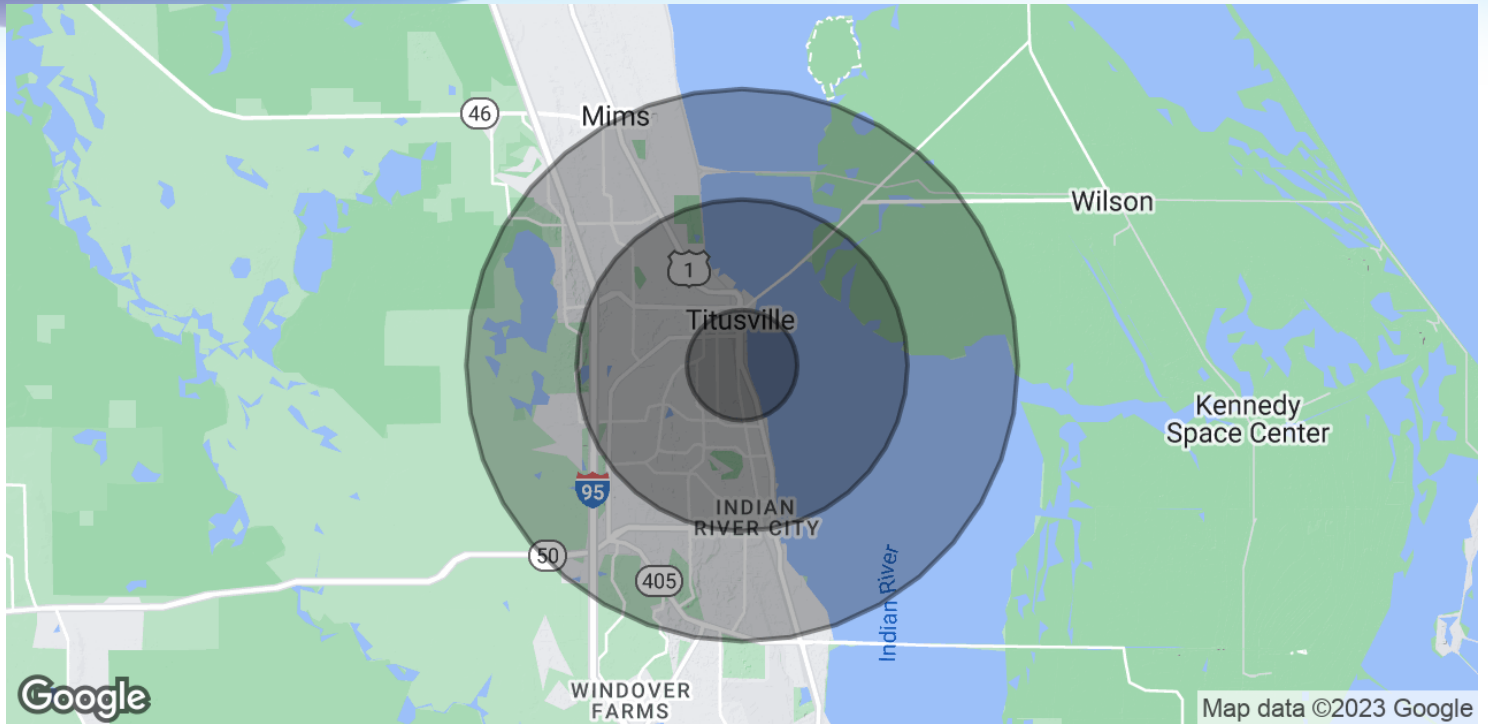
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DEMOGRAPHICS MAP & REPORT

• 1313 South Washington Avenue Titusville, FL 32780



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	4,884	30,765	51,509
Average Age	43.0	45.3	45.9
Average Age (Male)	45.9	44.9	45.7
Average Age (Female)	43.5	47.7	47.5

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,044	16,816	26,327
# of Persons per HH	1.6	1.8	2.0
Average HH Income	\$38,088	\$45,531	\$51,687
Average House Value	\$112,861	\$170,929	\$174,150

* Demographic data derived from 2020 ACS - US Census

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